

Design and Access Statement

On the Quay

Hugh Town

Isles of Scilly

TR210HU

June 2021

Introduction

This Design & Access Statement has been prepared in support of a Detailed Planning and Listed Building Consent Application for alterations and change of use to the Harbourside Hotel at St Mary's Quay, Isles of Scilly. Its purpose is to describe the thinking behind the proposals and how design and access issues have been approached.

A new business "On the Quay" was formed in January 2018 and has since significant growth within the last few year despite the COVID outbreak

As is well known on the Islands, accommodation for both residents, seasonal staff and visitors is very restrictive and is has a very negative consequences to further growth

This scheme to designed to relieve some of these issues by creating additional staff accommodation within the current envelope of the Harbourside building

Scope of the scheme

1. Add a dormer window into the hallway to create space for an additional shower room
2. Add an additional wall to create an extra bedroom
3. Fit 2 times fire escape "velux style" window to the newly created bedrooms to comply with HMO rules
4. Modify the fire alarm system to cover the new bedrooms
5. Modify the doors to comply with HMO fire requirements

Reason for the Proposal

On the Quay business has grown since opening in 2018, and despite many attempts to employ locals it remains that many staff are required from further afield and therefore staff accommodation is a key factor in sustained growth

Whilst the business has 1 staff flat on the first floor, it is now necessary to modify the owners accommodation to house more staff.

In order to do this further bedroom facilities are also required

The Design

To minimise any impact to the local scene, the design has been well considered to reduce any sign of the changes, the dormer is hidden in the roof valley almost completely out of sign and the additional “velux” window is in line with the 2 existing light sources

A number of discussions have been held with the council to ensure that the design will meet HMO requirements in order to correctly utilise the space in years to come

Whilst minimal impact will be seen the design will also consider the materials used to ensure that the integrity of the building is maintained, with use of appropriate materials such as wooden single glazed sash windows, reuse of roof tiles, paint colours and cladding used.